

TAYLORSVILLE LDC UPDATE

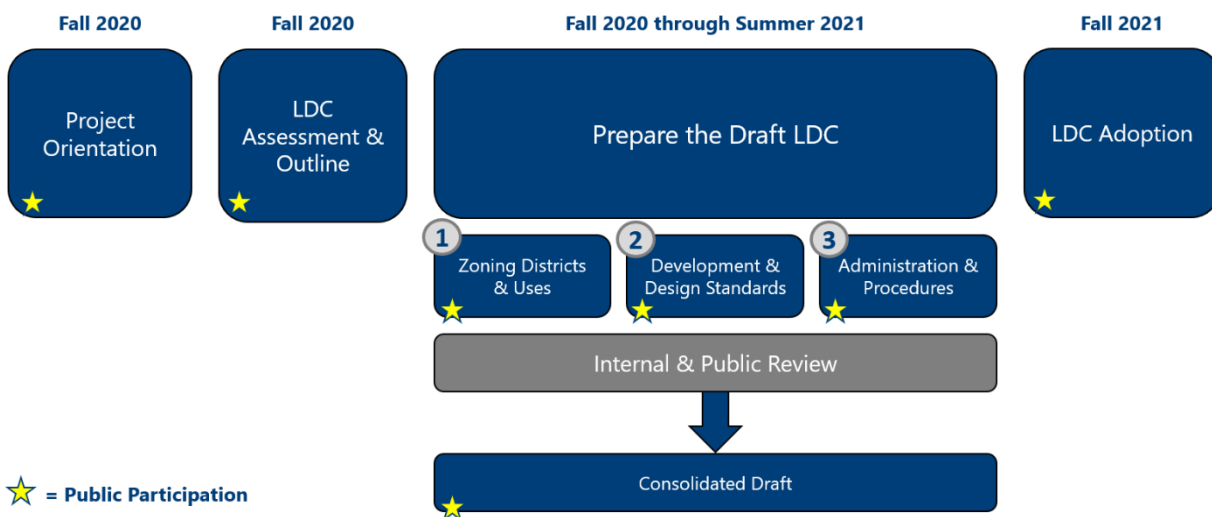
Project Overview

The City of Taylorsville is updating its Land Development Code (LDC), a regulatory document that establishes procedures and standards that mandate how property is used and developed. The current LDC was adopted in 2012; however, a comprehensive evaluation of the regulations has not been completed since the City's incorporation in 1997. The primary goals of the Land Development Code Update are to update the regulations for clarity and enforceability, to tailor regulations to the unique context areas of the City, and to implement adopted plans, policies, and other relevant planning efforts. The City desires a LDC that achieves the following:

1. Streamline development review procedures and increase predictability of land use decisions.
2. Consider the needs of the City both now and in the future.
3. Align the LDC with Utah State Statutes.
4. Enable great design and a diverse mix of land uses.
5. Improve user-friendliness through logical structure, graphics, tables, and illustrations.

Project Scope of Work

Updating the City's LDC is a major undertaking and will require considerable community input and collaboration among a wide range of Taylorsville stakeholders. Below is a summary of the project timeline and major project tasks:



TASK 1: PROJECT ORIENTATION

As a first step, City staff will review background ordinances, plans, and related materials to prepare for initial meetings in October 2019 with decision-making bodies, the Advisory Committee, and other community stakeholders. These meetings will help shed light on where the current regulations are working well and where they can be improved. Collecting feedback from several vantage points is critical to help inform future revisions.

TASK 2: LDC ASSESSMENT & OUTLINE

Staff will evaluate the current LDC in detail and prepare a report that outlines the major issues to be addressed in the project, based on staff's independent review and stakeholder feedback from Task 1. The assessment will include potential new approaches for Taylorsville based on national and Utah best practices. An annotated outline will be prepared showing how a revised LDC could be organized, serving as a roadmap for the remainder of the project.

TASK 3: PREPARE THE DRAFT LDC

Following the assessment report, the project team will draft the revised Development Code in three installments:



Zoning Districts & Uses

This installment will update the zoning districts, including dimensional standards (building setbacks, height standards, lot coverage, etc.), and identify uses allowed in each zoning district. This material will reflect the General Plan and other area-specific planning efforts.



Development & Design Standards

This installment will address the minimum quality standards for new development and redevelopment, including topics such as access and connectivity, grading and drainage, landscaping, parking, building design, signage, environmental protection, sustainability, and redevelopment and infill standards.



Administration & Procedures

This installment will address review and approval procedures in Taylorsville related to land use and development, along with enforcement procedures and rules for nonconformities. Existing procedures will be reviewed and updated accordingly to promote fair, efficient, and predictable decision-making.

For each of the three installments, staff will prepare a public draft and post those materials on the project website and present the materials to the Advisory Committee, Planning Commission, City Council, and to the general public. Staff will collect and consolidate comments received during each of the three installments and prepare a single Consolidated Draft for another round of review prior to beginning the adoption process.

Task 4: LDC Adoption

After receiving input on the Consolidated Draft, staff will create an Adoption Draft that will be considered for recommendation by the Planning Commission and approval by the City Council. As a companion guide to the new LDC, staff will prepare an Executive Summary that describes the project, compares the existing and proposed regulations, and summarizes all major changes. This material will be presented by staff during a series of public hearings to inform and educate decision-making bodies and to solicit additional public input.